

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF APRIL 5, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-04

SUMMARY

The proposal is a request to develop a vacant 5.89 acre site into a business records and self storage business. The project site is located between the San Timoteo Flood Control Channel, the Southern Pacific Rail Road, the Mountain View Bridge, and the community of Bryn Mawr. The project proposes to construct 623 storage units totaling 92,305 square feet and one on-site 1,500 square-foot manager's suite. The applicant has requested that access to the site be provided from the Mountain View Avenue Bridge via Juanita Street. (See Attachment A, Site Location Map)

RECOMMENDATION

The recommendation is for the Planning Commission to deny Precise Plan Design (PPD) No. 05-04 based on the fact that safe access to and from the site cannot be established. And, because the City cannot approve legal access to the site using County of San Bernardino residential streets within and through the Bryn Mawr community.

PERTINENT DATA

Property Owner/Applicant:	Loma Linda Universal Self Storage
General Plan/Zoning:	General Industrial/Commercial Manufacturing (CM)
Site:	5.89 acres south of the San Timoteo Flood Control Channel
Topography:	Pad is generally flat with an access road sloping up to Mountain View Avenue Bridge
Vegetation:	Natural vegetation with overgrown shrubs
Special Features:	N/A

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on April 25, 2005. The project was reviewed by the Administrative Review Committee (ARC) on May 10, 2005 but was deemed incomplete due to the substandard design of the site plan and the access limitations to the site. The project was resubmitted to staff on August 23, 2005. The project was reviewed once more at the ARC meeting on September 20, 2005. The main issues were not addressed and the project submittal status remained incomplete. A copy of the incomplete checklist letter and the responses provided attached (Attachment C).

The applicant was given the option of either withdrawing the project or continuing the project as submitted with a staff recommendation of denial. After some discussions and meetings with staff, the applicant decided to continue the project as submitted.

Establishing an appropriate access point was the most challenging requirement. Staff was concerned about the applicant's request to access the site from the Mountain View Avenue Bridge. Issues regarding sight distance, volume and speed of traffic, as well as the proposed widening of the north-bound lane of the bridge will compound the adverse circumstances surrounding the intended ingress and egress. For this reason, City staff has recommended denial of the project. Unless an alternative access point is secured (the applicant is exploring access from the discontinued Juanita Street in the San Bernardino County area) the project will continue through the process with a recommendation for denial.

Existing Setting

The 5.89-acre (256,568 square-feet) lot is adjacent to the Mountain View bridge to the west and the San Timoteo Flood Control Channel to the north. There is an existing storage facility directly to the south of the proposed site across the Southern Pacific Rail Road. Additionally, a mix of residential developments is found across the Flood Control Channel, north of the project site. The site, as it sits, has an upward sloping driveway towards Mountain View Avenue Bridge. The site is also void of structures but contains some natural vegetation and overgrown shrubs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The CEQA Guidelines Section 15061(b)(4) states that a project is exempt from CEQA if rejected or disapproved by the public agency. Staff is recommending that the Planning Commission deny the project and therefore, the action is exempt from CEQA. If the Commission determines that it will approve the project, the project will then be subject to the requirements of the Act and an environmental document will be prepared.

ANALYSIS

Project Description

As stated, the proposal is a request to develop a vacant 5.89 acre site into a business records and self storage business with 623 storage units and one on-site manager's suite. Access to the site is proposed from Mountain View Avenue Bridge via Juanita Street. The storage structures themselves will be low-lying buildings measuring approximately 12 feet in height. The 1,500 square-foot manager's suite is a two-story residential unit and is designed with elements from a Spanish architectural style. Living quarters are limited to the second floor of the building with the office, reception, and garage area contained on the main floor.

Landscaping is limited to the entrance of the site and along the northern perimeter of the facility. A six-foot block wall is proposed along the south property line only. No other screening or security barriers are being proposed at this time. Four parking spaces (including one handicap accessible space) is provided at the entrance to the site. However, there are no interior parking spaces behind the security gate. According to the Loma Linda Municipal Code Section 17.24.070 one parking space is required for each two employees based on the largest shift, plus one space for each company vehicle. The number of employees for the business has not been determined at this time; therefore, compliance with the parking code cannot be certified.

Precise Plan of Design (PPD) Findings

According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

Upon the review of the project it was determined that the proposed access to the project site cannot be approved due to sight distance issues, and the speed and volume of traffic at the intersection of Juanita Street and the Mountain View Avenue Bridge, and also due to the proposed widening of the bridge in the north-bound lane. Mountain View Avenue is a main street (Major Highway street classification) that connects commuters to the major commercial and business corridors of the City. The Mountain View Avenue Bridge serves as one of the main connectors between north and south Loma Linda. For this reason, the volume of traffic on Mountain View Avenue and more specifically, on the bridge is too high to accommodate an access to the site. Currently, the Mountain View Avenue Bridge has three lanes (two south-bound and one north-bound) with no turn pockets into the proposed access point (Juanita Street). A second north-bound lane will be constructed in the near future; however, there are no plans to add turn pockets to either lane because there is no additional space available. The vehicular safety issues related to the proposed turn in onto Juanita Street will be compounded by the lack of visibility of vehicles cresting the bridge. This would be

especially true for south-bound vehicles negotiating a left turn onto the site. Large slow moving trucks (vehicles) may not be able to maneuver between speeding north-bound vehicles due to the short distance between the crest of the bridge and the proposed access point. For these reasons City staff cannot concede to the request of the applicant and recommend approval of the project.

The applicant is however, exploring an alternative to the Mountain View Avenue Bridge access. The site lies directly south of Juanita Street, which is currently a substandard roadway (a minimum width of 60 feet is required for a dedicated street) that traverses the Bryn Mawr community and dead ends before it reaches the Loma Linda City limits. The applicant is proposing a continuation of Juanita Street east towards Mayberry Street bisecting the existing Bryn Mawr community. The approval of this access point, which falls under the County's jurisdiction, would increase the flow of traffic through an existing residential neighborhood and potentially would impact the safety and general welfare of the residents. At this time, the applicant has not provided staff with the necessary documents and approved plans from the County that would substantiate their claim to securing this alternative access.

CONCLUSION

As submitted, the proposal for a new 623-unit storage facility with a live in manager's unit cannot be recommended for approval due to the hazards of the proposed access points and the substandard site conditions as outlined in the incomplete letter checklist and elucidated in this Staff Report. Therefore, the project is recommended for denial.

Respectfully submitted,



Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Site Location Map
- B. Project Plans
- C. Incomplete letter checklist
- D. Applicant's Response Letter

I:\Project Files\PPD's\PPD 05-04 Universal Self Storage\PC Staff Report.doc

Attachment A

Site Location Map



Attachment B

Project Plans

UNIVERSAL SELF STORAGE, LOMA LINDA II

(MOUNTAIN AVENUE & JAUNITA STREET)

OWNER:

UNIVERSAL SELF STORAGE, LOMA LINDA
P.O. BOX 8008
NEWPORT BEACH, CA 92658
TEL: 951.206.5263

ENGINEER:

WICKSTROM & FARAH LAND SYSTEMS
10000 JEFFERSON AVE
REDLANDS, CA 92373
TEL: 951.440.9827

PROPERTY INFO:

ZONING: COMMERCIAL MANUFACTURING, CM
GENERAL PLAN DESIGNATION: COMMERCIAL-GENERAL INDUSTRIAL
PROPERTY AREA - GROSS: 5.89 AC
LOT COVER: 38%
LOT COVER: 3.90 AC
LANDSCAPE: 11,080 SF
CONSTRUCTION TYPE: STUCCO & BLOCK
BUILDING SQUARE FOOTAGE: - HANGER BAY: 1,516 SF
- STORAGE: GROSS: 99,966 SF
- REQUIRED 3 REG. 1 HC: 795 SF
- PROPOSED 3 REG. 1 HC: 600 SF
PARKING: - REQUIRED 3 REG. 1 HC: 795 SF
- PROPOSED 3 REG. 1 HC: 600 SF

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 97, OF THE RANCHO SAN BERNARDINO, AS PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 10, COUNTY OF SAN BERNARDINO, CALIFORNIA, COUNTY DESCRIBED AS:

BLK	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	122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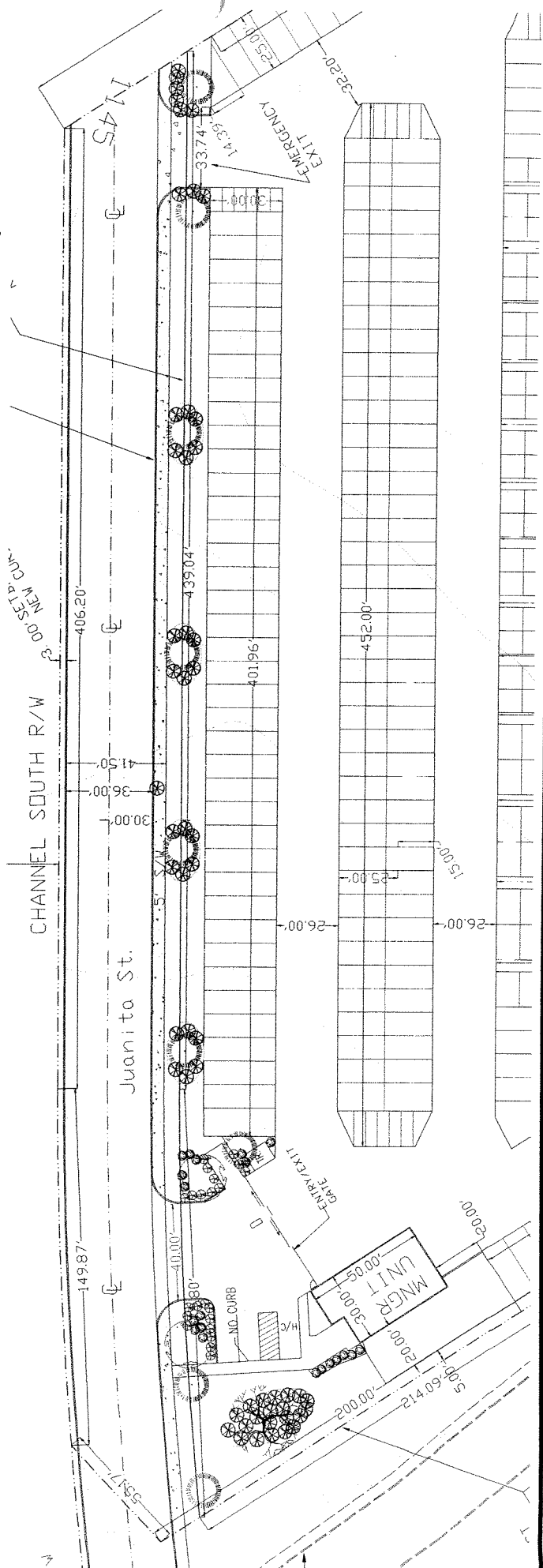
UNIVERSAL SELF STORAGE LOMA LINDA II CONCEPTUAL LANDSCAPE PLAN

SYMBOL	QUANTITY	SIZE	BOTANICAL/COMMON NAME
	1	24'	BOX CHORISIA S. / MAJESTIC BEAUTY / M. B. FLOSS SILK TREE
	2	15 GAL	PRUNUS C. / NRSUTER VESUVIUS / PURPLE LEAF PLUM
	9	15 GAL	PINUS CANARIENSIS / CANARY ISLAND PINE
	50	1 GAL	JUNIPERUS H. / WILTONI / BLUE CARPET JUNIPER
	13	5 GAL	PHOTINIA FRASERI / N. C. N.
	22	5 GAL	RHAMPHIDOLEPIS I. / JACK EVANS / INDIAN HAWTHORN
	11,600 SF	TURF	HYDRSEED-DWARF FESCUE

OWNER:
UNIVERSAL SELF STORAGE, LOMA LINDA
P.O. BOX 8008
LOMA LINDA, CA 92658
TEL: 951.206.3263

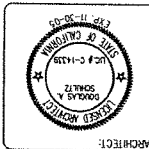
PREPARED BY:
WICKSTROM & FARAH LAND SYSTEMS
417 NOTTINGHAM DR.
FELAND, CA 95723
TEL: 951.440.9227

SCALE: 1"=20'
N



☐ DOCUMENT ONLY
☐ FOR BIDS ONLY (NOT APPROVED)
☐ PERMITTED FOR CONSTRUCTION
 DATE OF PERMIT:

ACS ARCHITECTURAL
 ARCHITECTS
 Douglas A. Schultz
 Architect
 570 E. La Cadena Drive, Building A, Suite C
 Riverside, CA 92501
 (951) 686-3344 Fax: (951) 686-7749

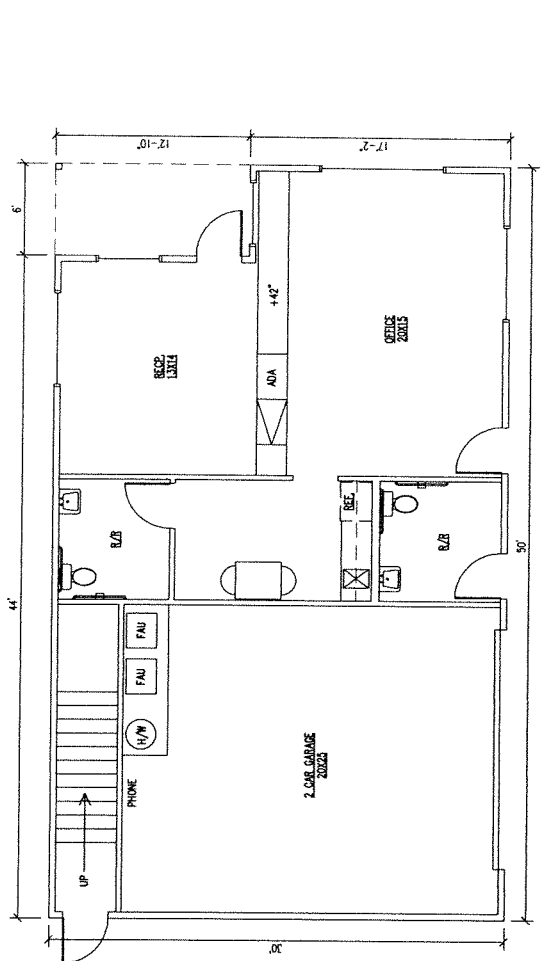


DATE PREPARED:	03-17-05
DATE:	03-17-05
GRAPH BY:	ACS
REVISIONS:	
NO.	
DATE	BY

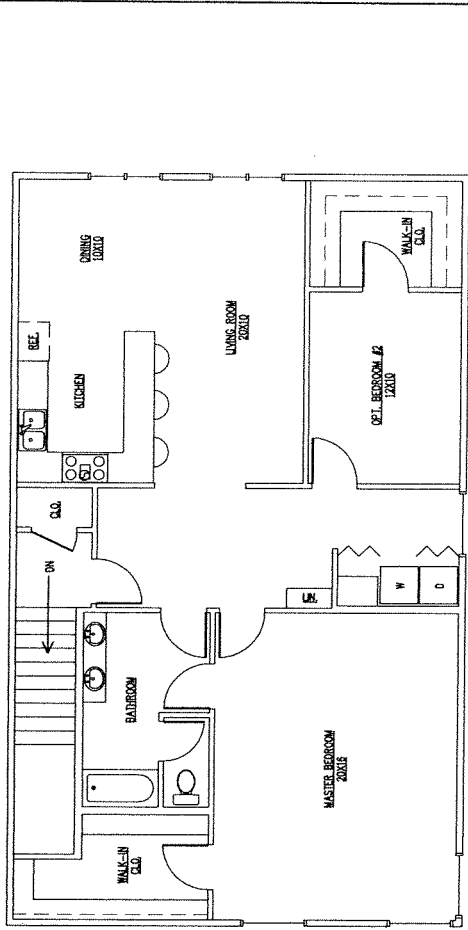
UNIVERSAL LOMA LINDA
 OWNER/DEVELOPER:
 LOCATION: MOUNTAIN AVE. JUANITA ST.

NOTICE: THIS DRAWING OR SET OF DRAWINGS IS THE PROPERTY OF ACS ARCHITECTURAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING OR SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ACS ARCHITECTURAL.

FLOOR PLAN
 JOB No. 05-115
A-2



FIRST FLOOR 795 SQ. FT. CONDITIONED 600 SQ. FT. NOT-CONDITIONED SCALE: 1/8" = 1'-0" 2



SECOND FLOOR 1,516 SQ. FT. SCALE: 1/8" = 1'-0" 1

NOTICE: ARCHITECTURAL COMPUTER SERVICE DOES NOT SELL BLUEPRINTS OR OTHER FORMS OF REPRODUCTIONS. ARCHITECTURAL COMPUTER SERVICE PROVIDES A SERVICE AND ONLY SELLS THE RIGHT TO USE EXTRA SETS OF SHEETS OF PLANS. ALL PLANS REMAIN THE RIGHTS AND PROPERTY OF ARCHITECTURAL COMPUTER SERVICE AND CANNOT BE USED IN ANY MANNER OR FORM WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECTURAL COMPUTER SERVICE.

LOCATION:

MOUNTAIN AVE. JUANITA ST.

OWNER/DEVELOPER:

UNIVERSAL LOMA LINDA

DATE:	03-17-05
DATE PRINTED:	03-17-05
DRAWN BY:	ACS
REVISIONS	
No.	DATE BY



ACS
ARCHITECTURAL
COMPUTER
SERVICE, INC.
Douglas A. Schultzt
Architect
1 E. Lo Godano Drive, Building A, Suite 'C'
Riverside, CA 92501
Fax: (951) 886-3344
(951) 886-7749

☐ PRELIMINARY ONLY
☐ FOR BIDS ONLY (NOT APPROVED)
☐ PERMITTED FOR CONSTRUCTION

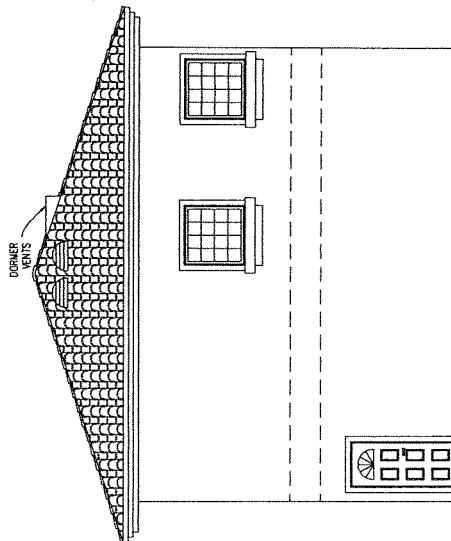
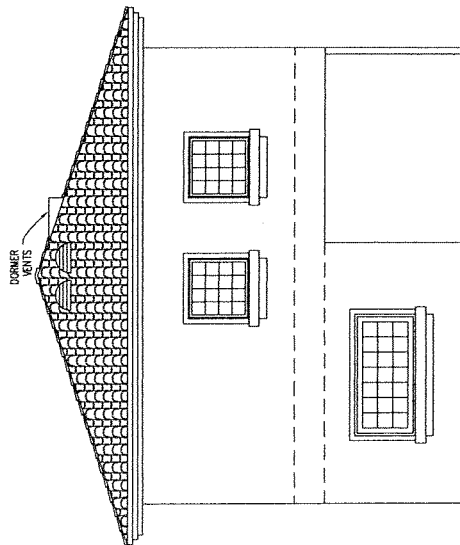
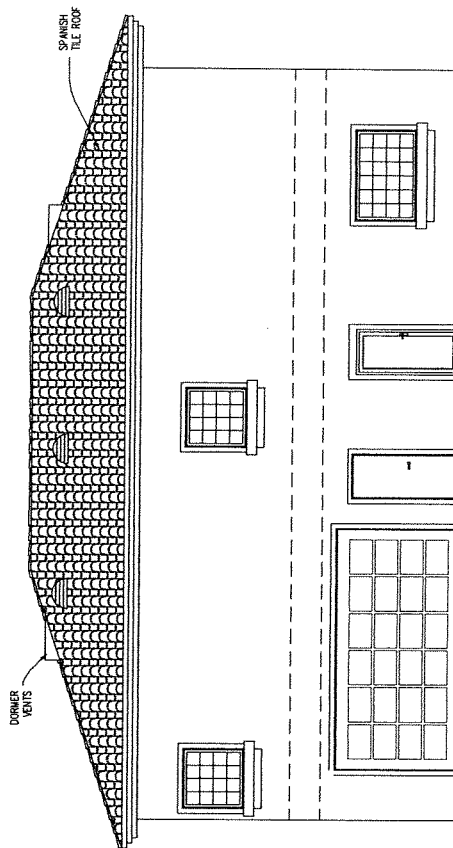
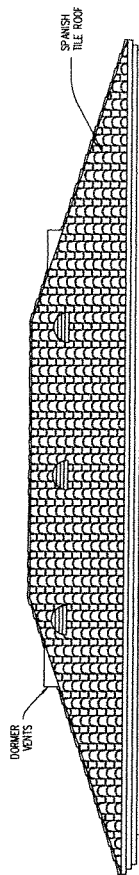
DATE OF PERMIT _____

BACK ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

LEFT ELEVATION



UNIVERSAL LOMA LINDA
MOUNTAIN AVE. JAMUNTA ST.
DATE: 05-17-95
DRAWN BY: A.S.
REVISIONS:
BY: DATE:
DATE PRINTED: 05-17-95

ARCHITECT: DOUGLAS A. SCHULTZ
C. La Cadena Drive, Building A, Suite 100
Fremont, CA 94538
Phone: (925) 686-3244 Fax: (925) 686-7740
ACSS ARCHITECTS



DATE	05-17-95
DRAWN BY	A.S.
REVISIONS	
BY	
DATE	

UNIVERSAL LOMA LINDA
MOUNTAIN AVE. JAMUNTA ST.
DATE: 05-17-95
DRAWN BY: A.S.
REVISIONS:
BY: DATE:

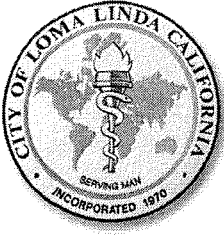


ELEVATIONS
05-115
A-3

BUILDING "F" NORTH ELEVATIONS SCALE: 1/8" = 1'-0"	BUILDING "F" EAST ELEVATIONS SCALE: 1/8" = 1'-0"
BUILDING "F" SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"	BUILDING "F" WEST ELEVATIONS SCALE: 1/8" = 1'-0"
BUILDING "C" NORTH ELEVATIONS SCALE: 1/8" = 1'-0"	BUILDING "C" SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"
BUILDING "E" NORTH ELEVATION SCALE: 1/8" = 1'-0"	BUILDING "E" WEST ELEVATION SCALE: 1/8" = 1'-0"
BUILDING "E" SOUTH ELEVATION SCALE: 1/8" = 1'-0"	BUILDING "E" EAST ELEVATION SCALE: 1/8" = 1'-0"
BLD D SCALE: 1/8" = 1'-0"	BUILDING "D" NORTH ELEVATIONS SCALE: 1/8" = 1'-0"
BLD D SCALE: 1/8" = 1'-0"	BUILDING "D" SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"
BLD B SCALE: 1/8" = 1'-0"	BUILDING "B" NORTH ELEVATIONS SCALE: 1/8" = 1'-0"
BLD B SCALE: 1/8" = 1'-0"	BUILDING "B" SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"
BLD. "A" WEST ELEV. SCALE: 1/8" = 1'-0"	BUILDING "A" NORTH ELEVATIONS SCALE: 1/8" = 1'-0"
BLD. "A" EAST ELEV. SCALE: 1/8" = 1'-0"	BUILDING "A" SOUTH ELEVATIONS SCALE: 1/8" = 1'-0"

Attachment C

Incomplete Letter Checklist



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894
Community Development Department

May 23, 2005

Kal Farah
417 Nottingham Drive
Redlands, California 92373

Re: PPD No. 05-04 – A proposal to develop a vacant 5.89 acre site into a business records and self storage business. The project site is located between the railroad tracks to the south, the San Timoteo Creek Flood Control to the north and the Mt. View Bridge to the west. The applicant proposes access off of the Mt. View bridge (using Juanita Street). The project includes a total of 623 storage units and an on site Managers unit. The project is in the Redevelopment Project Area.

Dear Mr. Farah:

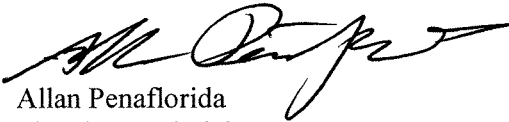
Thank you for your Precise Plan of Design (PPD) submittal of the abovementioned project, received by the Community Development Department on April 25, 2005. This project has been identified as PPD No. 05-04.

On May 10, 2005, the Community Development Department and Administrative Review Committee (ARC) reviewed your project, provided the following comments, and as a result deemed your application incomplete, pursuant to Government Code Section 65943. For your application to be considered complete, please provide the items noted on the attached Notice of Incompleteness Checklist on or before August 23, 2005, or your project will be deemed abandoned. Until such time, this application is under the "incomplete submittal status".

When you are ready to resubmit your project, please contact me so that I can personally assist you. Should you have any questions or concerns related to this matter, please contact me at (909) 799-2833.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division


Allan Penaflorida
Planning Technician

cc: H.P. Kang, Senior Planner
Deborah Woldruff, Community Development Director
Rolland Crawford, Deputy Fire Marshall
Jeff Peterson, Associate Engineer
File Copy

NOTICE OF INCOMPLETENESS CHECKLIST

Reviewed by: H. P. Kang

Date: May 23, 2005

- 1) Due to sight distance issues, the volume and speed of traffic, and the proposed widening of the Mountain View bridge north-bound lane, access to Mountain View Avenue is prohibited.
- 2) Please show proposed on-site utilities and drainage (with an illustration of the surrounding site that is at least 15 feet out side of the property line). Easterly and southerly property line appears to block historic drainage patterns.
- 3) The minimum street width for Juanita Street 60 feet.
- 4) Please indicate the emergency vehicle turnaround at the end of Juanita Street.
- 5) Driveways shall be designed with sufficient width and turning radius to allow for the passage of fire apparatus.
- 6) All construction shall meet the requirements of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of the Loma Linda and legally in effect at the time of issuance of building permits.
- 7) Please provide on-site water mains and fire hydrants shall and automatic fire sprinkler systems shall be installed in all buildings. Business records storage facilities shall comply with NFPA 232.
- 8) The proposed wrought iron fences shall be replaced with block walls of slump stone or split face type.
- 9) Areas between storage buildings at the southeast and southwest corners of the property shall be landscaped.
- 10) Please provide adequate (approved by the City of Loma Linda Public Works Department) turn around space at the front gate near the proposed parking area.
- 11) Please provide a more distinctive front entry to the office and add windows to the second story of the building on the right, left and front elevations. The office building will also benefit from additional architectural enhancements (i.e. elevations).
- 12) Please provide justification for the outdoor access to the downstairs bathroom.
- 13) Please provide pedestrian entry to the proposed garage for the manager's suite.

Attachment D

Applicant's Response Letter

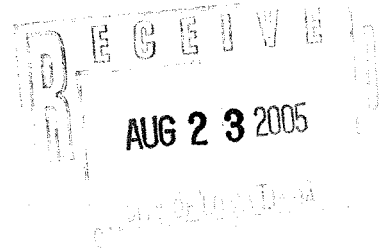
Wickstrom & Farah Land Systems

Engineering, Planning, Surveying, Construction Management

Response to 'Notice of Incompleteness Checklist'

August 23, 2005

H. P. KANG
SENIOR PLANNER
CITY OF LOMA LINDA



Re: PPD 05-04

Mr. Kang,

Following are the responses for the above mentioned letter. The responses are numbered respectively to your comments.

1. We believe that the City of Loma Linda is obligated to give our client, Universal Self Storage, access to Mountain View and as such exact design to Mountain View has to be coordinated with the City's Public Works Department.
2. On-Site utilities are now shown on the site map.
 - a. Sewer Main is north of the Rail Road tracks, which means there would have to be boring under the tracks to access the sewer main with an easement and permit from the Rail Road agency. There is enough slope to get to the sewer main.
 - b. Water main goes under bridge and could be connected to with our 6" man to serve the property and its fire service.
 - c. Drainage is going to be collected through swales on site and taken through site to the Flood Control Channel per std. Dwg 187 a from the San Bernardino Flood Control Standard Drawings.
 - d. Power line is also under Bridge and could be accessed.
3. We believe there is no need for a parkway and sidewalk on the Channel's side of the street since there are no homes on that side of the street. We provided 36 feet curb face to curb face and half street width on our side of the street of 30 feet. In addition we provided 2.5 feet on North side of the street for grading purposes.
4. We redesigned the end of the street at the Eastern property line to be in an Offset Cul-De-Sac per County of San Bernardino Standard since the City of Loma Linda does not have a specific design for the Offset Cul-De-Sac.
5. We have designed the driveways with sufficient turnaround for Fire Department Trucks and Standards.
6. All construction will meet UBC and UFC stds.
7. We provided location of On-Site Fire Hydrants and our Fire Service Plans would Satisfy the Fire Department comments.

Wickstrom & Farah Land Systems

Engineering, Planning, Surveying, Construction Management

8. The proposed wrought iron fences were replaced with 6' high decorative block walls.
9. Areas between storage buildings at the southeast and southwest corners of the site cannot be landscaped since they are being used to access adjacent storage units. Moreover, the change of the wrought iron fencing with 6' block walls, as requested, screens the before mentioned areas from view from outside of property, specifically the Rail Road Tracks.
10. Front entry redesigned to provide adequate turn around.
11. Windows were added to the second story at the requested elevations.
12. Outdoor access to the restrooms is intended for customers of the facility. The access is beyond the gate making it accessible to customers only.
13. Pedestrian access was intended from the manager's office. However, access was provided and shown.

Please feel free to call for any questions,
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